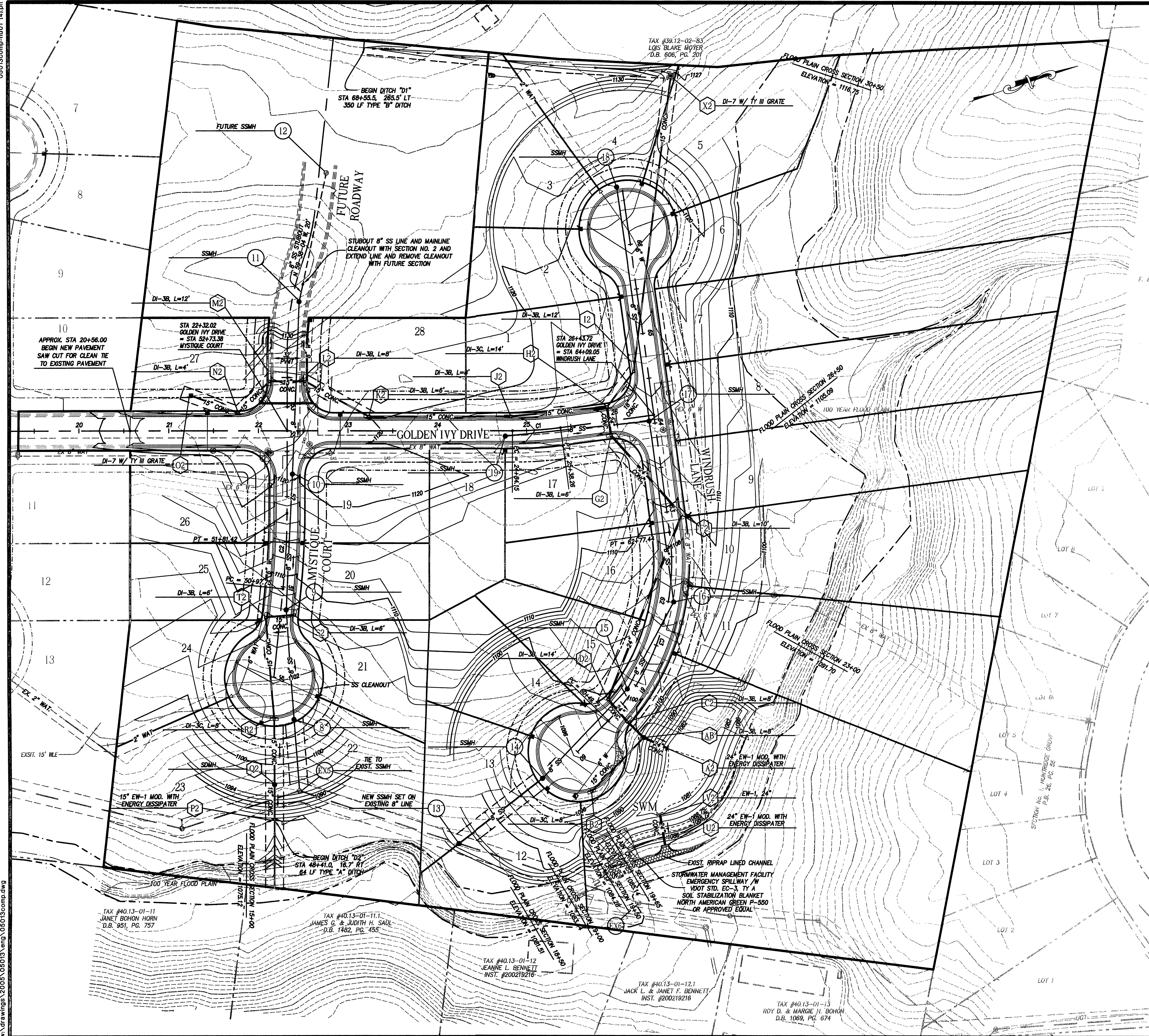


05013comp-nd01 (4).plt
w:\drawings\2005\05013\eng\05013comp.dwg
www.id# 60PHH



- NOTES:
- NO GRADING OR FILLING WITHIN THE FLOODPLAIN IS ALLOWED EXCEPT AS SHOWN ON THESE PLANS. FLOODPLAIN SHALL BE STAKED ADJACENT TO AREAS OF GRADING OPERATIONS AND BUILDING CONSTRUCTION.
 - GRADING SHOWN ON THIS PLAN REPRESENTS ROUGH GRADING FOR THE OVERALL DEVELOPMENT AND DOES NOT CONSTITUTE THE FINAL GRADING FOR INDIVIDUAL HOUSE CONSTRUCTION. GRADING FOR INDIVIDUAL HOUSE CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE 2000 INTERNATIONAL BUILDING CODE, AND AS AMENDED BY THE STATE OF VIRGINIA AND ROANOKE COUNTY.
 - ELEVATION CERTIFICATES WILL BE REQUIRED FOR ALL LOTS THAT HAVE A MINIMUM FLOOR ELEVATION. SEE CHART BELOW FOR 100 YEAR FLOOD MINIMUM FINISHED FLOOR ELEVATIONS.

BENCHMARK: PK NAIL SET IN AEP UTILITY POLE #207-002
STATION 13+84.58, 102.62' RT
ELEVATION = 1082.93

SECTION No. 2		
MINIMUM FLOOR ELEVATION FOR GRAVITY SANITARY SEWER SERVICE		
LOT	CLEANOUT INVERT	FLOOR ELEVATION
1	1105.90	1110.80
2	1108.25	1112.90
3	1111.28	1115.20
4	1111.41	1115.30
5	1111.58	1115.50 **
6	1108.80	1112.70
7	1106.14	1110.00 **
8	1103.45	1107.30 **
9	1101.17	1105.00 **
10	1098.50	1102.40
11	1096.23	1100.10
12	1081.61	1085.50 **
13	1081.61	1085.70
14	1087.81	1091.90
15	1090.85	1095.50
16	1096.70	1100.80
17	1101.00	1104.90
18	1108.18	1112.00
19	1105.12	1109.00
20	1099.02	1102.90
21	1095.16	1098.00
22	1083.11	1087.00
23	1081.60	1085.50
24	1094.91	1098.40
25	1099.37	1103.20
26	1105.21	1109.10

** SEE MINIMUM FINISHED FLOOR ELEVATION FOR 100 YEAR FLOOD.

SECTION No. 2, 100 YR. FLOOD	
MINIMUM FLOOR ELEVATION FOR 100 YR. FLOOD	
LOT	MINIMUM 100 YR. FLOOR ELEVATION
5	1116.0
6	1114.0
7	1111.5
8	1108.5
9	1106.0
10	1101.5
11	1096.0
12	1090.0
13	1083.5
22	1081.0
23	1078.0

LEGEND		
ITEM	EXISTING	PROPOSED
Pavement	---	=====
Concrete Curb and Gutter	---	=====
Storm Drain Line	---	=====
Sanitary Sewer Manhole	⊙	⊙
Sanitary Sewer Line	---	---
Waterline	---	---
Light Pole	⊙	⊙
Overhead Electric Line	---	---
Overhead Telephone Line	---	---
Index Contours	1020	1020
Intermediate Contours	1018	1018

LUMSDEN ASSOCIATES, P.C.
ENGINEERS-SURVEYORS-PLANNERS
ROANOKE, VIRGINIA

4664 BRAMBLETON AVENUE
P.O. BOX 20669
ROANOKE, VIRGINIA 24018
PHONE: (540) 774-4411
FAX: (540) 772-9445
E-MAIL: MAIL@LUMSDENPC.COM

GRADING PLAN

SECTION No. 2
WEDGWOOD
PREPARED FOR
STRAUSS DEVELOPMENT
CORPORATION
HOLLIS MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

DATE: July 27, 2005
SCALE: 1" = 50'
COMMISSION NO.: 05-013
SHEET 8 OF 13